

PLANNING & ECONOMIC DEVELOPMENT DIVISIONS

PLANNING DEPARTMENT

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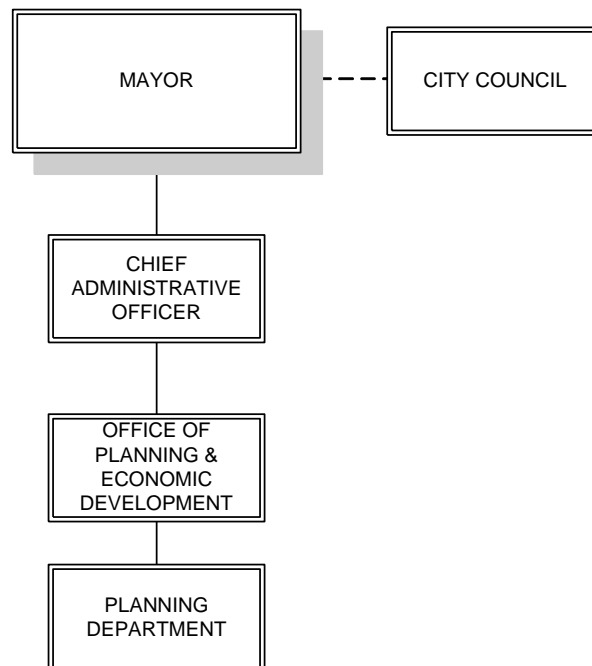
MISSION STATEMENT

To guide the development of the City, through recommendations regarding land use policies, the design of projects, and the siting of projects in pursuit of an optimal balance of economic and social objectives. To assist the Office of Planning & Economic Development with growing the City's tax base and provide the framework to build an economically vibrant and dynamic Bridgeport.

The Planning Department works with the development community to guide them through the City's regulatory processes, neighborhood and redevelopment plans, and other siting issues associated with their investment opportunities. Through the coordination of proposed projects with the larger streetscape, neighborhood and citywide issues, the department seeks to balance the development project plans with those of the City in order to maintain the character and livability of City and its neighborhoods.

Strengthen the City's attractiveness as a place to live, work, and recreate by creating and maintaining the City's Master Plan of Conservation & Development that sets forth the *vision* of the city for its foreseeable future. Developing the information delivery systems necessary for the privately funded economic development delivery systems to be able to provide excellent customer service to the real estate development community, city neighborhoods, and the residents of Bridgeport.

Provide the City of Bridgeport with research and siting analysis for its public projects such as schools, parks, public access to the waterfront, streetscape projects, etc.



# GENERAL FUND BUDGET

## OPED: PLANNING

## PROGRAM HIGHLIGHTS

SERVICE INDICATORS	ACTUAL 2007-2008	ACTUAL 2008-2009	ACTUAL 2009-2010	ESTIMATED 2010-2011
<b>PLANNING</b>				
City Planning Assistance Provided (in hours)	1,680	1,500	1,570	1,500
Developer Assistance Provided (in hours)	840	700	650	700
Neighborhood Revitalization Zones Planned	4	5	0	0
Land Use/Building Assistance Provided (in hours)	250	350	325	350
<b>PROJECT MANAGEMENT</b>				
Projects Managed/Supported (in hours)	2,130	1,850	1,890	2,000
New Projects	25	15	19	19
Predevelopment	30	25	47	30
<b>CITY PLANNING</b>				
Master Plan (in hours)	910	100	290	50
Zoning Rewrite (in hours)	1,370	1,400	1,150	200
Downtown Implementation Task Force (in hours)	50	50	50	50

## FY 2010-2011 GOALS

- 1) With the current economic climate within the city of Bridgeport, state of Connecticut, and the nation beginning to show signs of a slow economic resurgence; the Department expects to see a slight increase in development and redevelopment interest in the city and as a resultant, a slight increase in the number of inquiries by consultants, developers, property owners, etc. In spite of the economic climate, the Department continues to receive visits, letters, e-mails, and phone calls from the public seeking information, assistance, application processing questions, etc.
- 2) For 2010 – 2011, the Department of City Planning expects to continue to be an information and processing resource for governmental agencies, consultants, other city departments, people within the development community, and the general public. Our goal is to be able to continue to be responsive in a timely manner to question, requests, inquiries, and processing requests from any and all sources in a manner befitting the staff as professionals and the City of Bridgeport.
- 3) Specifically, the Department will be finalizing the printing of the Zoning Regulation in late FY 2009-10 and together with the Master Plan of Conservation & Development that was adopted in late FY 2007-08, we will begin implementing the various elements of these land use documents. The establishment of several ordinances necessary to implement the Storm Water Management Plan (ordinance completed in 2008); Housing Incentive Overlay Zone; and Village District elements of the Master Plan and Zoning Regulations will need to be drafted and advanced through the City Council.
- 4) The Bridgeport Enterprise Geographic Information System (B EGIS) has become the premier program of its kind within the state of Connecticut. The GIS staff has been transferred to the Information Technology Services (ITS) Department. The Planning Dept. is seeking to develop several new informational layers during FY 2009-10 including the addition of a "Historic Properties" layer. The "Pictometry" layer has been completed. Since the GIS staff has been transfer to ITS, there have been no improvements or layers added to the system. Internal data layers associated with the Police, Fire, City Stat, Health, Housing & Community, OPED, WPCA, BOE, GBTA, and Public Facilities have been only partially developed. During the first half of FY 2009-10, the City's GIS web site recorded over 40,000 hits on the B EGIS site alone. It is the goal of the Department to continue developing more data layers and pursue the return of the GIS staff to the Planning Department in order to continue developing this critical tool in conjunction with the needs of the city.
- 5) The Department continues to assist the Economic Development staff with their support and assistance of potential development projects. Working in tandem with the City's deal makers, the Department provides assistance with property research, regulatory processing, organizational tasks, etc. in support of enhancing the City's tax base. It is the goal of the Department to be able to respond as needed to any requests for assistance within its domain in an accurate and timely manner.
- 6) The 2010 U.S. Census program is well underway and the Department is gearing up to respond to the needs of the Census Bureau. The City's GIS Program has made this process easier. The accuracy of this count is critical to the City in terms of revenue sharing, political representation,

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### OPED: PLANNING

### PROGRAM HIGHLIGHTS

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and grant awards therefore; it is critical that this City provide all of the assistance that it possibly can to the Federal government in this regard. Although we are concerned about our ability to be responsive, the Department's goal is to do its best to provide the U.S. Census Bureau with its very best effort.

- 7) The Department continues to assist the developers of the Bridgeport Landing Development (SteelPoint) project with its regulatory processing and site development activities. There are changes happening with the project from the Economic Development side of the OPED operations which necessitated a redesign of the project and the renegotiation of the existing agreements mainly due to the downturn in the economy however; the developer is planning to approach the City's regulatory boards and commissions in late FY 2009-10 for the necessary land use approvals. It remains the goal of the Department to provide the necessary assistance to advance the project and get a "shovel in the ground" as soon as possible.
- 8) Members of the Department continue to work with the Neighborhood Revitalization Zone (NRZ) planning processes. During FY 2009-10, work on NRZ Plans for the East Side, South End, West Side, and Black Rock neighborhoods were nearing completion. Upon completion of the planning process, the Plans are turned over to the Office of Neighborhood Revitalization (ONR) for implementation. The goal of this Department for FY 2010-11 is to complete the planning process for the existing neighborhoods with these Plans
- 9) The Planning Department is seeing a slight increase in development interest in the city based upon the number and variety of inquiries received. With the new Zoning Regulation becoming effective on January 1, 2010, there are several new zoning classifications and processes contained within them that are geared towards streamlining the regulatory process. The downtown Bridgeport neighborhood has a form-based zoning concept and incentive packages that allow for greater densities and include streetscape design standards and reduced parking requirements.
- 10) It is the overall goal of the Department of City Planning to be able to survive the City's fiscal crisis without losing any additional staff as there is no capacity to absorb the tasks of any of the current staff. The department was fortunate that it has been able to replace a vacant position recently with a qualified planner. Any further reductions will substantially impact the Department's ability to achieve the goals established above.

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